

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS HEARING  
September 23, 2014

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Robert Gardner, Glenn van Deusen and  
Alternates: John Moran and Donald Scarborough

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Mr. Snaith opened the public hearing at 7:32 p.m. The Board Secretary read the legal notice into the record.

38 WEST BRANCH ROAD, owners, ANGELA and DREW ZIELINSKI, Map 31, Block 7, Lot 6, Variance to Section 321.6 of the Zoning Regulations to construct a detached 2 car garage 19.8 feet from the side setback

Ann Day, architect, representing the owners came forward to present the revised application. She explained that they have reduced the footprint to 22' x 22' which was previously proposed at 24' x 22'. They also propose to move the garage closer to the house but still keep a 3 ft. distance between the garage and new stairway in order to have access to the rear of the property. They removed the stairs coming down the side of the proposed garage and now the stairs only go down to the rear. She also noted the existing generator which was recently installed right under the deck and the owners would prefer not to have to move that. Following a question posed by Mr. Snaith, Ms. Day explained that the site has hardships because of the wetlands and steep slopes. Discussion then turned to the removal of the existing non-conforming shed which would reduce the nonconformity by 60 sq. feet.

Following discussion, Ms. Day reiterated the hardships of the steep slopes, wetlands, the septic system in the front of the residence and the existing layout.

Hearing no further discussion, the public hearing was closed at 8:35 p.m.

DELIBERATION:

38 West Branch Road, Voting Members: Snaith, Gardner, van Deusen, Moran, Scarborough

Mr. Snaith opened deliberations by noting that the proposal is moving towards conformity by reducing the amount of square footage nonconformity by removing the shed which is totally in the side yard setback. Mr. Scarborough stated that he agreed with Mr. Snaith and the applicant has reduced the size of the garage and they can't move it any more than what they have. Mr. van Deusen commented that attempts have been made to compromise with the adjustments to the size and constrictions of the existing garage and it is as tight as it is going to get, short of making it a 1 car garage, which would be conforming. Mr. Moran commented that there is no other suitable location which would be practical.

MOTION FOR APPROVAL

Mr. Snaith made a motion to approve application for variance for a 22' x 22' garage as shown on plans prepared by Ann Day Architects dated 9/5/2014 and revised 9/23/2014. Applicant will remove existing 112 sq. ft. non-conforming shed from the side setback area. The proposed garage area would encroach on the side setback area by 64 sq. ft. for a net reduction of encroachment of 50 ft. which is moving toward conformity. Other locations are precluded by slopes, wetlands, location of septic system and ledge. Mr. Gardner seconded the motion. All in favor, the motion carried 5-0.

APPROVAL OF MINUTES

Mr. Scarborough made a motion to approve the Minutes from the August 26, 2014 meeting and Mr. Snaith seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Snaith made a motion to adjourn and Mr. van Deusen seconded. All in favor, the meeting adjourned at 8:55 p.m.

Respectfully submitted,

Delana Lustberg  
Board Secretary

Date Approved: 10/28/2014